

# \$540,000 - 32 Beacham Rise Nw, Calgary

MLS® #A2222040

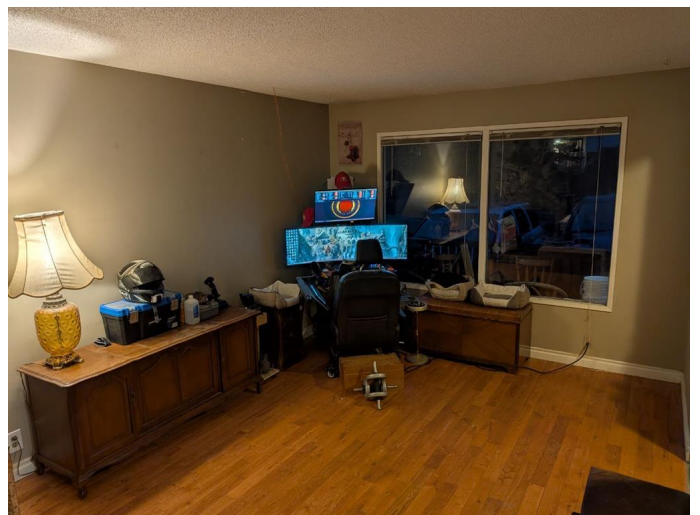
**\$540,000**

5 Bedroom, 3.00 Bathroom, 1,104 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Welcome to this well designed 4-level back split offering over 2,000 sq ft of developed living space. Perfect for families seeking comfort, space, and functionality. The main level greets you with a bright and inviting living area featuring a classic wood-burning fireplace, ideal for cozy evenings. The adjoining kitchen and dining area offer a functional layout perfect for entertaining or everyday family meals. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with its own private ensuite, offering a peaceful retreat. A second full bathroom on this level serves the additional bedrooms. The third level features a walk-out to the large backyard, blending indoor and outdoor living seamlessly. This level also includes a fourth bedroom—ideal for guests or a home office. Head down to the fully finished basement where you'll find a comfortable family room with egress window, perfect for movie nights or a 5th bedroom, as well as a newer 3-piece bathroom and ample storage space. Enjoy mornings on your welcoming front porch and take advantage of the expansive backyard—perfect for kids, pets, gardening, or summer gatherings. Located on a nice street, close to playgrounds, green spaces and nose hill park with easy access to transit and 14 St. Don't miss the opportunity to make it yours!

Built in 1980



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222040      |
| Price          | \$540,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,104         |
| Acres          | 0.09          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 32 Beacham Rise Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1S5            |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Off Street, Parking Pad, Side By Side |
| # of Garages   | 2                                     |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Living Room, Wood Burning, Brick Facing          |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Back Lane, Back Yard, Sloped |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

**Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 16th, 2025 |
| Zoning      | R-CG           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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